

## 7.2 Foxton Beach

Foxton Beach has a small community consisting of a mixture of holiday homes and permanent residents. It is located in close proximity to Foxton, with farmland separating the two towns. However, it clearly has a different more coastal 'relaxed' environment with the Foxton Beach School being one of the few non residential buildings.

### Urban Form

Foxton Beach has developed incrementally in a manner which is typical for older coastal settlements that provided bach or holiday homes. More recently it has assumed a more permanent population judging by the types of houses being constructed and the demographic profile. A large new development to the north will further extend the urban area and more suburban model of streets and house types. The spread nature of Foxton Beach and street system makes 'finding' the beach difficult for new comers. The large open space reserve area appears to have a strong place in the urban area, but its purpose seems unclear. A Masterplan for this area is being implemented and may address this condition.

### Street Pattern

Where there are remnants of the older 'loose' or informal streets these feel most appropriate in this coastal location. Where there has been some care in the forming of streets that follow the dune landforms (generally

historically) the fit with the location works best. Newer standard subdivision types and buildings have tended to flatten the landscape and created a more typical suburban built environment which is not reflective of the typically smaller informal streets and buildings which are traditionally associated with these locations.

### Local Centres

At several locations on main road towards the beach there are a few shops although they have limited amenity associated with them. The local provision of some services such as daily requirements is positive. However, there is no distinct heart to the settlement.

### Open Space/Ecology

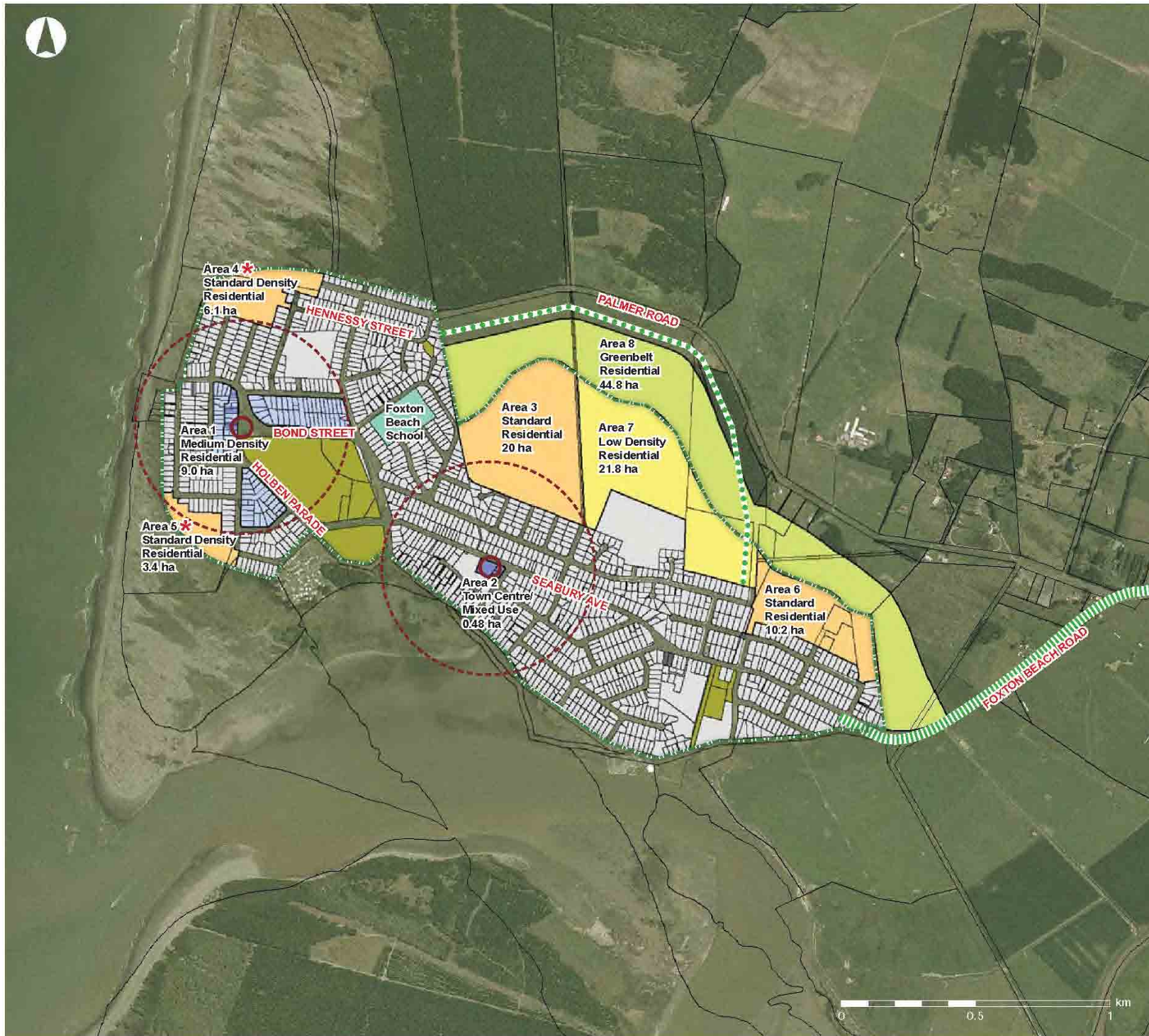
The estuarine area is recognised internationally as an important bird habitat although the recognition of this in the urban form is not clear. The ecological significance of the still intact sand dune areas and the extent of their development will need to be considered in future planning for the town. The Foxton Beach Coastal Reserves Management Plan, which is currently being developed will further consider this issue.

**LEGEND**

URBAN DESIGN ANALYSIS

- Visual Amenity Corridor - Protect Setting Along Movement Routes.
- Reserve
- Existing Zoning To Be Removed
- Town Centre Invitation Point
- Town Centre Focus
- Neighbourhood Centre
- Walking Catchment
- Urban Edge
- Main Movement Route
- Key Movement / View Corridor
- Proposed Bypass Options
- Wildlife/Natural Corridor

**\* AREAS 4 & 5**  
 Future development in these areas is subject to consultation by the Foxton Beach Coastal Reserve Management Plan Process. (See Appendix)



**LEGEND**

GROWTH OPTIONS

- Proposed Town Centre Mixed Use
- Proposed Medium Density Town Houses or Terraced Typically 150 - 350m² lots
- Proposed Standard Residential Suburban House Typically 500 - 1000m² lots
- Proposed Low Density Residential Large Suburban House Typically 1000- 2000m² lots
- Proposed Green Belt Residential Typically > 2000m² lots
- Proposed Large Format Retail
- Proposed Large Format Wholesale
- Proposed Industrial

EXISTING SITUATION

- Existing School
- Existing Hospital
- Existing Reserve
- Existing Commercial
- Existing Residential
- Existing Industrial

**Foxton Beach**

### **Built Quality**

There are many older, poor condition, but 'bachy' buildings. The older ones that remain have some interest. The least valuable are those built of poor material and are of a more recent vintage where they are larger, less well sited and poorly maintained. As noted above there are few examples of newer buildings where the materials, form, siting and scale of the building fits comfortably in this coastal environment.

### **Heritage**

A hotel and stagecoach post was the first settlement at Foxton Beach. This post also provided help to ships navigating the Manawatu River "bar". Foxton Beach then continued to develop as a holiday resort attracted by the Manawatu River estuary and river mouth. Most of the development comprised of weekend baches. The older homes - classic baches- should be considered for their heritage value. The dunes and estuary are part of the natural heritage of the place and need to be carefully managed in the future.

### **Identity**

The coastal location, the climate and the natural heritage values could provide very strong elements for a positive identity for Foxton Beach. The current unplanned pattern of development and the existing more suburban forms of development do not assist with achieving this.

### **Growth Issues**

- Currently limited available vacant residential land
- Increasing demand for residential development (infill and greenfield)
- Limited current demand for business/industrial land
- Significant new developments will require the provision of a second treatment pond for wastewater. Consideration may be given to a combined Foxton and Foxton Beach treatment plant and disposal system.
- For the reticulated water supply, it has been recognised that significant developments make a ring main desirable and therefore new developments should facilitate this. Furthermore, additional water storage would be required to accommodate further development.
- Some areas in and surrounding the urban area are subject to natural hazards (flooding, ponding, storm surges, tsunamis, wind erosion).
- No expansion north of Palmer Road to limit reverse sensitivity issues arising with public infrastructure and intensive primary production activities.

The following are the components for the Foxton Beach development plan:

## Town Centre

Foxton Beach currently does not have an identifiable town centre or focal point of commercial/social activity. The existing commercial and community facilities are dispersed along the main roads. It is proposed to recognise two locations, one near the beach and Holben Reserve at the Signal Street/ Bond Street intersection, and the other on Seabury Avenue. The Signal Street/Bond Street centre would have a recreational/ tourism focus and the Seabury Avenue centre would provide for the commercial needs for the local community.

No provision has been made for industrial land in Foxton Beach, as it is considered more appropriate to locate this type of activity in Foxton to service the local community needs.

## Residential Land Use

Residential development in Foxton Beach is anticipated to cater to two house types, being the permanent resident and the holiday home. These two forms of residential occupation present some challenges and opportunities in managing residential development. To cater for both forms of residential development, a range of densities have been provided for.

As discussed above, it is proposed to create a focal point for commercial and community activities around the Signal Street/Bond Street intersection. To support the concentration of commercial/community activity in this location, it is proposed to provide for more intensive residential development than currently permitted in Foxton Beach. This form of residential development is termed "medium density", which could be a mix of town houses or terraced residential units. Three areas have been identified for this form of development which have similar qualities. For efficient development patterns and to minimise amenity conflicts between standard residential development and medium residential development, whole street blocks have been proposed for medium density development. Developments may consist of three residential units on a single property through to 20 residential units on a group of existing properties. It would be expected that this greater density would happen incrementally over time depending on demand and landowner aspirations.

The release of "new" residential land will be required to be planned in advance to recognise market indications, infrastructure planning and community/landowner aspirations. It is proposed that Council in consultation with landowners will prepare an overall structure plan for the main greenfield areas in advance of rezoning. This structure plan will establish the spatial arrangement of key streets and linkages, open

spaces, densities, and infrastructure. It will also enable financial contributions to be determined such that the costs of development are appropriately equated between developers and existing ratepayers.

**AREA 1 – Bond Street/Nash Parade/Dewe Terrace/Signal Street/Nelson Street/Holben Parade: Town Centre & Medium Density-9ha**

This area is located in the western part of Foxton Beach around the western periphery of Holben Reserve. For efficient development patterns and to minimise amenity conflicts between standard residential development and medium residential development, whole street blocks have been proposed for medium density development. Developments may consist of three residential units on a single property through to 20 residential units on a group of existing properties. Development in the medium density areas would be connected to the existing reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Within the existing urban footprint of Foxton Beach. Concentrates higher density development around existing reserve.
Proximity to key transport networks	Located in the western part of the urban area, it has good connections to other parts of Foxton Beach and surrounds via existing road network.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area.
Proximity to activity centres and community facilities	Immediately adjacent to Holben Reserve, and near to Foxton Beach Primary School. Also near existing café and future location of tourist town centre.
Location of natural hazards, such as flooding, ponding and erosion	Some parts of the growth area are low lying and subject to ponding during extreme rainfall events. Design of development would need to implement measures to manage this stormwater.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located in established residential area, which is not an outstanding landscape. In Manawatu River estuary catchment, therefore, low impact stormwater management should be adopted.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known.
Topographical limitations	No topographical limitations, apart from managing development in low lying areas.
Location of highly versatile soils	Area is already urbanised

**AREA 2 – Seabury Avenue/Dawick Street: Town Centre-0.5 ha**

This area is located on the corner of Seabury Avenue and Dawick Street in a central location for Foxton Beach settlement. A small area for growth of local retail and community amenities for the permanent community in Foxton Beach is provided in this location. Development in the town centre area would be connected to the existing reticulated infrastructure networks and established local roading patterns. There is a mix of size in existing landholdings.

Criteria	Evaluation
Urban Form	Within the existing urban footprint of Foxton Beach.
Proximity to key transport networks	Located on the main route into Foxton Beach (Seabury Avenue) it has good connections to other parts of Foxton Beach and surrounding area via existing road network.
Proximity to reticulated infrastructure	Good access to existing reticulated infrastructure.
Proximity to activity centres and community facilities	Near to Foxton Beach Community Centre, recycling centre and Fire Station.
Location of natural hazards, such as flooding, ponding and erosion	No known natural hazards.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Not within an outstanding landscape.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known.
Topographical limitations	No topographical limitations.
Location of highly versatile soils	Area is already urbanised

**AREA 3 – Thomas Place/Warren Place: Standard Residential-20ha**

This area is located on the northern side of Foxton Beach and has a total area of approximately 20 hectares. It is bordered by rural land to the north and east and existing residential development to the west and south. It is proposed that this area be developed as "Standard Residential". Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the northern edge of Foxton Beach. Logical extension of existing residential area.
Proximity to key transport networks	Located on the northern edge, it has relatively good connections to the proposed Foxton Beach town centre via Thomas Place and Bond Street, and along Palmer Road to Foxton. Require new road links connecting existing street networks.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area. If development of Area 2, 3 and 4 proceed it may need to incorporate a section of the proposed ring main.
Proximity to activity centres and community facilities	Near to Foxton Beach Primary School. New reserve would be required in the growth area.
Location of natural hazards, such as flooding, ponding and erosion	Large low lying areas are subject to ponding. May need to avoid development in these areas, or adopt mitigation measures.
Proximity to incompatible land uses	Foxton Beach Wastewater Treatment Plant and disposal area are directly opposite on Palmer Road. Requires interface management, such as buffer area and/or setbacks.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Development patterns in growth area would need to recognise and protect key coastal attributes, such as sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, the coastal environment has a number of significant sites, and further investigations may identify sites.
Topographical limitations	No topographical limitations, apart from avoiding/managing development in low lying areas and steeply sloping land.
Location of highly versatile soils	Not located in an area with highly versatile soils.



**AREA 4 – Cousins Avenue/Marine Parade North - Standard Residential-6.1ha**

This area is located in the northwest part of Foxton Beach. This area is subject to the Foxton Beach Coastal Reserve Management Plan and future development in this area would be need to be subject to any provisions within that Plan.

Criteria	Evaluation
Urban Form	Rounds off the north-west corner of Foxton Beach and is a logical extension to the existing residential area allowing connections between Cousins Avenue, Hennessy Street, Dustin Street, Brown Terrace, Nelson Street and Marine Parade.
Proximity to key transport networks	Located in the northwest part of town, it has good connections to the western side of Foxton Beach via the existing road network.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area.
Proximity to activity centres and community facilities	Close proximity to Holben Reserve, Foxton Beach Primary School and adjacent to the beach front.
Location of natural hazards, such as flooding, ponding and erosion	Area subject to potential natural hazards (e.g. tsunami, storm surge, wind erosion, instability). Some parts of the area are low lying and subject to ponding during extreme rainfall events. Extent, and design of development would need to make provision for these hazards and stormwater management.
Proximity to incompatible land uses	No incompatible land uses nearby.
Proximity to outstanding landscapes or natural features	Located within coastal foreshore area with high natural character and dune landscape values. Extent, and design of development would need to make provision for these hazards and stormwater management.
Area of historic heritage or cultural features	Potential sites of historic heritage or cultural value in dune areas (e.g. middens).
Topographical limitations	Dune landform is subject to potential instability and erosion issues, and low lying areas subject to ponding.
Location of highly versatile soils	Not located in an area with highly versatile soils.

**AREA 5 – Mack Street/ Barber Street- Standard Residential-3.4ha**

This area is located in the southwest part of Foxton Beach. This area is subject to the Foxton Beach Coastal Reserve Management Plan and future development in this area would be need to be subject to any provisions within that Plan.

Criteria	Evaluation
Urban Form	Rounds off the south-west corner of Foxton Beach and is a logical extension to the existing residential area allowing connections between Signal Street, Chrystal Street and Marine Parade.
Proximity to key transport networks	Located in the southwest part of town, it has good connections to the western side of Foxton Beach via the existing road network.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area.
Proximity to activity centres and community facilities	Close proximity to Holben Reserve, Foxton Beach Primary School and adjacent to the beach front and Manawatu River.
Location of natural hazards, such as flooding, ponding and erosion	Area subject to potential natural hazards (e.g. tsunami, storm surge, wind erosion, instability, flooding). Some parts of the area are low lying and subject to ponding during extreme rainfall events. Extent, and design of development would need to make provision for these hazards and stormwater. management.
Proximity to incompatible land uses	Former landfill site to the south.
Proximity to outstanding landscapes or natural features	Located within coastal foreshore area with high natural character and dune landscape values. Adjacent to the Manawatu River estuary catchment, which is a significant ecological site. Extent, and design of development would need to make provision for these features and values.
Area of historic heritage or cultural features	Potential sites of historic heritage or cultural value in dune areas (e.g. midden).
Topographical limitations	Dune landform is subject to potential instability and erosion issues, and low lying areas subject to ponding.
Location of highly versatile soils	Not located in an area with highly versatile soils.

**AREA 6 – Palmer Road/Edinburgh Terrace: Standard Residential-10.2ha**

This option is located in the north-east corner of Foxton Beach and has a total area of approximately 10 hectares. It is bordered by rural land to the west, north and east, and residential land to the south. It is proposed that this area be developed as "Standard Residential". Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the north-east edge of Foxton Beach. Logical extension of existing residential area.
Proximity to key transport networks	Located on the northern edge, it has relatively good connections to the proposed Foxton Beach town centre, and along Palmer Road to Foxton.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area. If development of Area 3, 6, and 7 proceed it may need to incorporate a section of the proposed ring main.
Proximity to activity centres and community facilities	Some distance from Foxton Beach Primary School. New reserve would be required in the growth area.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas are subject to ponding. May need to avoid development in these areas, or adopt mitigation measures.
Proximity to incompatible land uses	Existing piggery directly opposite on Palmer Road. Requires interface management, such as buffer area and/or setbacks.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Development patterns in growth area would need to recognise and protect key coastal attributes, such as sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, the coastal environment has a number of significant sites, and further investigations may identify sites.
Topographical limitations	No topographical limitations, apart from avoiding/managing development in low lying areas and steeply sloping land.
Location of highly versatile soils	Not located in an area with highly versatile soils.

**AREA 7 –Taylor Street: Low Density Residential-21.8ha**

This area is located on the northern side of Foxton Beach and has a total area of approximately 22 hectares. It is bordered by rural land to the east, north and west, and existing residential development to the south. It is proposed that this area be developed as “Low Density Residential”. Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the northern edge of Foxton Beach. Logical extension of existing residential area in conjunction to growth area to the west.
Proximity to key transport networks	Located on the northern edge, it has relatively good connections to the main urban area via Taylor Street and to Foxton via Palmer Road. Requires new road links connecting existing street networks and adjoining growth areas.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area. If development of Area 3, 6 and 7 proceed it may need to incorporate a section of the proposed ring main.
Proximity to activity centres and community facilities	Some distance from Foxton Beach Primary School. New reserve would be required in the growth area.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas are subject to ponding. May need to avoid development in these areas, or adopt mitigation measures.
Proximity to incompatible land uses	Foxton Beach Wastewater Treatment Plant and disposal area are directly opposite on Palmer Road. Requires interface management, such as buffer area and/or setbacks.
Proximity to outstanding landscapes or natural features	Located in the “coastal environment” Outstanding Landscape. Development patterns in growth area would need to recognise and protect key coastal attributes, such as sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, the coastal environment has a number of significant sites, and further investigations may identify sites.
Topographical limitations	No topographical limitations, apart from avoiding/managing development in low lying areas and steeply sloping land.
Location of highly versatile soils	Not located in an area with highly versatile soils.

### **Rural-Residential Land Use (“Green Belt Residential”)**

There is increasing demand for rural living in the Horowhenua. The strategic direction for the rural environment in the Development Plan is to manage the location of rural living rather than allowing the current approach where rural residential developments are relatively unrestricted when not on Class I & II soils.

A new Green Belt Residential form of development is an option at the town edges. The aim of this new form of development is to both encourage a larger lot housing opportunity (between 2000m<sup>2</sup> and 5000m<sup>2</sup>) where large gardens and green open spaces can be provided for (houses in a park), and enable (by subdivision financial or reserve contributions) a public greenbelt network. The lots would have a semi rural character with dense planting and views to the larger rural surrounds, while utilising the benefits of proximity to the town. Some 45ha of land has been provided for to the north of Foxton Beach which yields some potential 90 additional houses in the Green Belt Residential area.

The establishment of a Green Belt Residential zone would provide for a specific location for rural living. This form of development would be supported by the establishment of a greenbelt area. The key reasons to provide for this type of development are to limit the continued expansion into rural land by urban development to recognise the importance of rural

land for the production of crops and other produce that are vital to the district's economy. It can also provide a passive recreational resource for the town residents and visitors for use for walking, and cycling and other non-motorised vehicle use. It was considered important to keep a rural buffer between Foxton and Foxton Beach, as it is an important part of the character and separate identity of the two places.

The following Green Belt Residential areas are planned:

**AREA 8 –Palmer Road: Green Belt Residential-44.8ha**

This area is located on the northern side of Foxton Beach and has a total area of approximately 45 hectares. It is bordered by rural land to the east and north of Palmer Road, and existing residential development to the west. It is proposed that this area be developed as "Green Belt Residential". Development in the growth area would be connected to the existing reticulated infrastructure networks and established local roading patterns.

Criteria	Evaluation
Urban Form	Area is contiguous with the northern edge of Foxton Beach. Logical extension of existing residential area in conjunction to growth area to the west.
Proximity to key transport networks	Located on the northern edge, it has relatively good connections to Foxton via Palmer Road. Require new road links connecting existing street networks and adjoining growth areas.
Proximity to reticulated infrastructure	Good access to reticulated infrastructure. Localised upgrading required to service growth area. If development of Area 3, 6, 7 and 8 proceed it may need to incorporate a section of the proposed ring main.
Proximity to activity centres and community facilities	Some distance from Foxton Beach Primary School. New reserve would be required in the growth area.
Location of natural hazards, such as flooding, ponding and erosion	Some low lying areas are subject to ponding. May need to avoid development in these areas, or adopt mitigation measures.
Proximity to incompatible land uses	Foxton Beach Wastewater Treatment Plant and disposal area are directly opposite on Palmer Road. Requires interface management, such as buffer area and/or setbacks.
Proximity to outstanding landscapes or natural features	Located in the "coastal environment" Outstanding Landscape. Development patterns in growth area would need to recognise and protect key coastal attributes, such as sand dune ridges.
Area of historic heritage or cultural features	No sites of historic heritage or cultural value known. However, the coastal environment has a number of significant sites, and further investigations may identify sites.
Topographical limitations	No topographical limitations, apart from avoiding/managing development in low lying areas and steeply sloping land.
Location of highly versatile soils	Not located in an area with highly versatile soils.